

HA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Niagara Falls</u> PHA Code: <u>NY011</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2012</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>886</u> Number of HCV units: _____					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Niagara Falls Housing Authority is to ensure quality, safe and affordable housing for residents; to create opportunities for self-sufficiency and economic independence; and to promote a spirit of cooperation, responsibility and integrity by all program participants. "We empower. We enrich. We build strong communities!"					

5.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Values:</p> <ul style="list-style-type: none"> . We <u>value</u> resident satisfaction among our highest priorities and cultivate a compassionate resident-centered environment. . We <u>set</u> the standard of excellence in cost effective, quality housing and quality of life programs. . We <u>are</u> responsive to the needs of individuals of all backgrounds and serve as a vital resource to the local community. . We <u>nurture</u> a n environment that encourages the active participation of both full time regular and volunteer personnel. . We develop highly skilled housing professionals and <u>believe</u> that each staff member is responsible for the continuous improvement of quality in all aspects of the services we provide. . We <u>commit</u> to partnerships with other agencies and promote multi-faceted collaborations that provide services in support of our vision. <p>Core Values:</p> <ul style="list-style-type: none"> . There is no growth without change . Every person can make a difference . Everyone has value . Understanding and appreciating diversity is essential to appreciating our world . People are empowered by taking responsibility for their choices . A family, in all its forms, is the foundation for the development of an individual <p>Strategies:</p> <ul style="list-style-type: none"> . Recruit, screen, select and maintain personnel who are qualified and enthusiastic in carrying out our mission. . Create and maintain a culture of trust and mutual respect among residents, program participants and employees. . Utilize the diverse talents of our staff and community to achieve our objectives. <p>Goal One: Manage the Niagara Falls Housing Authority’s existing affordable program in an efficient and effective manner in the high performer status through December 31, 2014.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. HUD will again recognize the Niagara Falls Housing Authority as a high performer through December 31, 2014. 2. The Niagara Falls Housing Authority shall promote a work environment with a capable and efficient team of employees operating as a customer friendly and fiscally prudent leader in the affordable housing industry. <p>Goal Two: Provide a safe and secure environment in Niagara Falls Housing Authority Communities.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. The Niagara Falls Housing Authority shall reduce crime in its communities through December 31, 2014 by strictly enforcing its “zero tolerance” policy targeting crime. 2. The Niagara Falls Housing Authority shall refine the Memorandum of Understanding with the Niagara Falls Police Department. 3. The Niagara Falls Housing Authority shall use its comprehensive screening procedures to ensure a secure environment of its communities. 4. The Niagara Falls Housing Authority shall create, post and distribute a disaster/evacuation plan for all residents. <p>Goal Three: Enhance the marketability of Niagara Falls Housing Authority communities.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. The Niagara Falls Housing Authority shall, along with resident cooperation and involvement, enhance curb appeal for its communities by improving landscaping, keeping properties litter-free and removing any graffiti within 48 hours of its discovery. 2. The Niagara Falls Housing Authority shall maintain a more customer friendly environment by ensuring that all employees provide service excellence with RESPECT to its residents, community and employees. 3. The Niagara Falls Housing Authority shall increase marketability nationally by focusing and updating its own web site with the valuable services that is offered, and by linking with other service provider web sites focused on housing to attract the homeless, veterans, and others who are displaced. 4. The Niagara Falls Housing Authority shall make its public housing units more marketable through its many outreach partnerships within the community. <p>Goal Four: Enhance the image of Niagara Falls Housing Authority communities.</p> <p>Objective:</p> <p>The Niagara Falls Housing Authority shall ensure that there are fifteen (15) or more positive stories per year relating to the Niagara Falls Housing Authority in the media.</p> <p>Goal Five: Improve access for residents to services that support quality of life, economic opportunity and self-sufficiency.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. The Niagara Falls Housing Authority shall continue to build partnerships and pursue its mission to enhance self-sufficiency services for its residents through December 31, 2014. 2. The Niagara Falls Housing Authority’s community centers shall continue to provide excellent services by improving the quality of programs and participants through December 31, 2014. 3. The Niagara Falls Housing Authority shall continue to provide career training, assist in improving job skills for participants and expand/identify employment opportunities. 4. The Niagara Falls Housing Authority shall ensure that at least ten (10) supportive service opportunities are available to every public housing resident through December 21, 2014. 5. The Niagara Falls Housing Authority shall assist every public housing community in creating, maintaining and empowering a fully functioning resident organization. 6. The Niagara Falls Housing Authority shall be creative and aggressive in seeking additional funding opportunities to provide residents with a variety of “quality of life” programming initiatives. <p>Goal Six: Pursue initiatives to revitalize the Niagara Falls Housing Authority communities and surrounding neighborhoods to spur economic growth.</p>
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6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The NFHA is making provisions in its Statement of Policy to include the bad debts policy, the inclusion of reporting of deceased tenants and the broaden use of the EIV system. A revision to the SOP includes the administrative transfers policy to include revitalization of community and/or demolition.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. – Executive Offices, 744 Tenth Street, Niagara Falls, NY 14301</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The Niagara Falls Housing Authority has received a HOPE VI revitalization grant for Center Court (NY011000072) and activities pursuant to an approved Revitalization Plan have been ongoing. Phase I originally closed in December 2007 but was delayed by soil remediation issues. Following default of the original investor and construction lender new and replacement financing was put in place and a re-closing of Phase I (also known as Phase IA) occurred in July 2010. Phase IB, to be constructed with a competitively awarded ARRA gap financing grant, closed simultaneously. Construction on Phase I is now complete and conversion to permanent financing is under way. 100% of the units have been leased up. Construction on Phase IB (11 ACC units) commenced in Spring 2011 and is largely complete with units in lease up. The Phase II rental project closed in August 2011 and is under construction. Relocation of all former Center Court residents is completed and demolition activity is ongoing.</p> <p>The Authority does have a Homeownership program (1 single family home, NY011000072).</p> <p>The Niagara Falls Housing Authority is interested in the designation as a Move To Work Agency.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Available data indicates that the needs of renters based on affordability, supply, quality, accessibility, size and location indicate a moderate to severe need for housing in this area.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The Authority's strategy for addressing the housing needs is as follows: Employing effective maintenance and management policies to minimize the number of units off-line, reduce turnover and renovate time for vacated units, take measures to ensure access to affordable housing among families assisted by the NFHA, regardless of unit size required and participate in the Consolidated Plan development process. We will increase the number of affordable housing units by leveraging affordable housing resources in the community through the creation of mixed-finance housing (HOPE VI).</p>

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Niagara Falls Housing Authority – Statement of Progress</p> <p>Goal One: Manage the Niagara Falls Housing Authority's existing public housing program in an efficient and effective manner thereby achieving the high performer status.</p> <p>Status: The Niagara Falls Housing Authority is designated a standard performer by our recent PHAS score. We continue to address training needs of our staff as necessary.</p> <p>Goal Two: Provide a safe and secure environment in all Niagara Falls Housing Authority's communities.</p> <p>Status: The Housing Authority meets with the Niagara Falls Police Department on a bi-monthly basis and with residents to proactively address safety concerns in our communities.</p> <p>Goal Three: Enhance the marketability of Niagara Falls Housing Authority communities.</p> <p>Status: The Housing Authority adheres to the letter of our objectives for this goal. We have been awarded HOPE VI funding to address major issues within our communities.</p> <p>Goal Four: Enhance the image of Niagara Falls Housing Authority communities.</p> <p>Status: The Housing Authority submits news releases regarding our many positive initiatives which are printed or available on local access stations.</p> <p>Goal Five: Improve access for residents to services that support quality of life and improve economic opportunity (self-sufficiency).</p> <p>Status: The Niagara Falls Housing Authority provides training opportunities for residents and their leadership. The Family Resource Building's utilization rate has increased and the Packard Court Community Center is open and fully operational. Our Resident Opportunities Self Sufficiency (ROSS) Grant will greatly assist in meeting this goal.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The Niagara Falls Housing Authority at this time is not making any substantial deviations or significant amendments or modifications.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: **(i)** A description of the need for measures to ensure the safety of public housing residents; **(ii)** A description of any crime prevention activities conducted or to be conducted by the PHA; and **(iii)** A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development.

1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) Demolition and/or Disposition.

With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) Conversion of Public Housing.

With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 **Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 **Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:
<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Resolution No. 9-11

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning 4 / 1 / 12 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

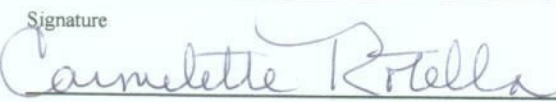
Niagara Falls Housing Authority
PHA Name

NY011
PHA Number/HA Code

☒ 5-Year PHA Plan for Fiscal Years 20 10 - 20 14

☒ Annual PHA Plan for Fiscal Years 20 10 - 20 14

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Carmelette Rotella	Chairman
Signature	Date
	December 13, 2011

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Niagara Falls Housing Authority

Program/Activity Receiving Federal Grant Funding

Niagara Falls Housing Authority Comprehensive Agency Plan Submission

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

All sites are located in the City of Niagara Falls, County of Niagara and State of New York: Harry S. Jordan Gardens, Highland Avenue at Easton Drive, 14305; Anthony Spallino Towers, 720 Tenth Street, 14301; Henry E. Wrobel Towers, 800 Niagara Avenue, 14305; Packard Court, 4200 Pine Avenue, 14301; Packard Court Community Center, 4300 Pine Avenue, 14301; 2168 North Avenue, 14305; Doris W. Jones Family Resource Building, 3001 Ninth Street, 14305; Maintenance and Purchasing Facility, 2561 Seneca Avenue, 14305; Center Court, 1700 Center Avenue, 14305

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Stephanie W. Cowart

Title

Executive Director

Signature

Date

X

December 13, 2011

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Niagara Falls Housing Authority

Program/Activity Receiving Federal Grant Funding

Niagara Falls Housing Authority Comprehensive Agency Plan Submission

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Stephanie W. Cowart

Title

Executive Director

Signature

Date (mm/dd/yyyy)

12/13/2011

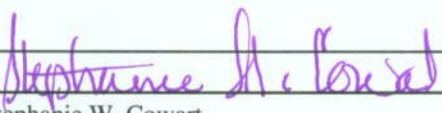
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> B a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> A a. bid/offer/application b. initial award c. post-award		3. Report Type: <input type="checkbox"/> A a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 28			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency: U.S. Department of Housing and Urban Development			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: Stephanie W. Cowart Title: Executive Director Telephone No.: 716-285-6961 Date: 12/13/2011		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

**Niagara Falls Housing Authority
Comprehensive Agency Plan Meeting
Monday, October 13, 2011 – 1:00 p.m.
744 Tenth Street – Board Room**

***NO COMMENTS AND NO CHALLENGED ELEMENTS ***

In Attendance:

Stephanie W. Cowart, Executive Director
Patricia L. Barone, Deputy Executive Director
W. Lee Whitaker, Director of Occupancy
Nancy G. Haley, Director of Maintenance and Modernization
Mike Featherstone, Superintendent of Maintenance and Modernization
Kelly A. Mariano, Tenant Services Coordinator
Annie Fields-Chapman, General Manager, Doris W. Jones Family Resource Building
Khaleelah Shaeef, Director, Packard Court Community Center
Angela L. Smith, Manager, Harry S. Jordan Gardens and Scattered Sites
Ida P. Seright, Manager, Packard Court
Margaret A. Smith, Manager, Center Court
Willie Dunn, ROSS Grant Coordinator
Louise Channing, President, Spallino Towers Tenant Association
Vivian Watkins, Secretary, NFHA Board of Commissioners and Spallino Towers Resident
Owen Steed, Member, NFHA Board of Commissioners and Center Court Resident
Martha Borges, Acting President, Center Court Tenant Association
Joyce Sanders, President, Jordan Gardens Tenant Association
Daphne Betton, (representing Packard Court Tenant Association President Jessica Castro)
Gwen Mallory, President, Wrobel Towers Tenant Association

I. Introductions and Expectations

Ms. Cowart opened the meeting and welcomed everyone in attendance. She explained that the purpose of the meeting was to seek resident input for the Niagara Falls Housing Authority's Agency Plan that will be submitted to the U.S. Department of Housing and Urban Development (HUD). She further stated that in addition to the Comprehensive Agency Plan meeting, there are many meetings held throughout the year in which the Housing Authority has the opportunity to garner input and respond to resident needs – Resident/Management Chats, Tenant Association meetings and Maintenance/Modernization meetings. Ms. Cowart stated that the Housing Authority strives for continual communication and collaboration.

Ms. Cowart stated that the Housing Authority's annual Public Hearing would be held on Friday, November 18, 2011 at 5:00 p.m. at the Doris W. Jones Family Resource Building, 3001 Ninth Street. Everyone was encouraged to attend.

Introductions were made.

Ms. Cowart asked attendees what their expectations of the meeting were. Comments were as follows:

Mr. Featherstone stated that this is his first meeting and that he is here to learn.

Mrs. Whitaker stated she would like to share information regarding the statement of policy.

Ms. Channing stated that she hoped to gain information to take back to the residents of Spallino Towers.

Mrs. Seright stated that she would like to develop strategies to reduce account receivables and court cases.

Ms. Betton stated that she wants to listen and learn about what other tenant associations are doing at their sites.

Ms. Shareef stated that she would like to obtain strategies to increase parental involvement and volunteerism.

Mr. Dunn stated that he would like to share information on employment training and job opportunities.

Ms. Sanders stated that she would like to see a more unified Jordan Gardens.

Ms. Mallory stated that she would like to obtain ideas on how to improve participation at tenant association meetings.

Ms. Watkins stated that the Housing Authority has met and exceeded all of her expectations and she would like to see how far the Housing Authority can go with regards to health, wellness and safety. She stated that she lives in Spallino Towers by choice...not by necessity.

Mr. Steed stated that he would like to see more unity in the community.

Ms. Borges stated that she would like to see the new HOPE VI community develop a tenant association.

Mrs. Smith (Anne) stated that she would like to see improved communication with residents.

Mrs. Haley stated that she would like to obtain suggestions for the Housing Authority's Five Year Plan.

Ms. Fields-Chapman stated that she would like to obtain feedback regarding resident needs.

Ms. Smith (Angela) stated that she would like to see a stronger Authority-wide Tenant Association.

Mrs. Barone stated that she would like to see improved communication between staff and residents.

Mrs. Mariano stated that she would like to gather input for future training programs, workshops and grant opportunities.

Mrs. Cowart stated that she is here to facilitate the meeting, discuss the goals, objectives and vision for the Housing Authority and provide residents with the necessary tools to become empowered.

II. Mission Statement, Goals and Objectives

Ms. Cowart verified that all attendees received the Housing Authority's Five Year Plan (which included the mission and values statement, goals and objectives) in advance. All attendees did receive the information in advance.

Mission Statement – “We Empower. We Enrich. We Build Strong Communities!”

Ms. Cowart asked attendees if they had a full understanding of the mission statement. All attendees stated that they had a full understanding.

Ms. Cowart noted that there was a change to the values statement under number two. The statement read... *“We strive to set the standard of excellence in cost effective, quality housing and quality of life programs.”* The word *strive* was deleted from the sentence. The sentence now reads... *“We set the standard of excellence in cost effective, quality housing and quality of life programs.”*

Ms. Cowart noted that there was a change to the values statement under number three. The statement read... *“We seek to be responsive to the needs of individuals of all backgrounds and serve as a vital resource to the local community.”* The words *seek to be* were deleted from the sentence. The sentence now reads... *“We are responsive to the needs of individuals of all backgrounds and serve as a vital resource to the local community.”*

Discussion took place regarding the goals and objectives.

Goal One: Manage the Niagara Falls Housing Authority's existing public housing programs in an efficient and effective manner in the high performer status through December 31, 2014.

Ms. Channing stated that it seems the Housing Authority has been a high performer for a long time. Ms. Cowart stated that the Housing Authority has been a high performer for a

long time, but that it was becoming increasingly difficult to maintain that status because of all of the mandates.

Ms. Sanders asked if the new HOPE VI community was still going to be called “Center Court.” Ms. Cowart stated that we refer to the community as the “Beloved Community”, however, the new streets have been named and the community is not stigmatized any more by a name.

Goal Two: Provide a safe and secure environment in Niagara Falls Housing Authority communities.

Ms. Sanders asked if the screening criteria for applicants wanting to move into the “Beloved Community” are still the same. Mrs. Whitaker stated that the standards are still the same, but that the new community is a mixed use community (tax credit, affordable housing and public housing). She stated that the screening criteria is not as stringent as public housing.

Ms. Cowart stated that the Housing Authority does not manage the new community – it is managed by Norstar Development, USA., L.P.

Ms. Borges asked if they will have annual housekeeping inspections in the new community. Mrs. Cowart replied “yes”.

Ms. Mallory asked who screens the people who are moving into Wrobel Towers.

Mrs. Whitaker stated that the Occupancy Department conducts the screening. Mrs. Cowart stated that when people come in for an apartment they are on their best behavior. No-one comes in intoxicated, disruptive or with loud family members. If they get good landlord references, pass the criminal background check and pass the housekeeping inspection, then we have no reason to reject them. In cases where residents have disruptive guests, the Housing Authority is able to ban people from entering the building.

Mrs. Whitaker stated that communication is most important and asked residents to not turn a blind eye to negative behavior. She encouraged residents to report anything suspicious or disruptive to the manager immediately. She encouraged residents to be proactive. Ms. Cowart asked attendees to please tell their concerns to the manager on a daily basis, if necessary.

Ms. Mallory asked who hires the security guards at Wrobel Towers. Ms. Cowart stated that the Housing Authority hires the firm and the security company hires the guards. Ms. Mallory asked if the rules of the building could be reiterated with all the guards. Ms. Cowart asked Mrs. Barone to contact Marcia Massaro about the guards.

Ms. Cowart stated that the Housing Authority is in the process of developing a Disaster Plan, which will be distributed in January 2012. The plan will be widely distributed in a variety of forms (such as the Niagara Carrier newsletter, fliers, posters, etc.)

Ms. Watkins asked if the emergency doors at Spallino are kept unlocked. Mr. Featherstone stated that all doors are unlocked from the inside only.

Goal Three: Enhance the marketability of Niagara Falls Housing Authority communities.

Ms. Smith (Angela) discussed the Housing Authority's People and Possibilities cable television show. The show is a half-hour broadcast that is taped by students from Niagara Falls High School. The program features special guests, upcoming program initiatives, job training opportunities, health and safety tips and resident success stories. The show airs daily on the "Our Schools" cable television channel 21.

Mrs. Mariano encouraged attendees to contribute stories and articles to the Housing Authority's "Niagara Carrier" quarterly newsletter, which serves as the standard communication between residents and the Housing Authority.

Goal Four: Enhance the image of Niagara Falls Housing Authority communities.

Mrs. Mariano stated that the Housing Authority has exceeded its goal of ensuring that fifteen (15) or more positive stories were published in the local media in the year 2011.

Goal Five: Improve access for residents to services that support quality of life, economic opportunity and self-sufficiency.

Ms. Cowart stated that the Niagara Falls Housing Authority provides an array of programming initiatives, not only for residents of the Authority, but for the community-at-large.

Goal Six: Pursue initiatives to revitalize the Niagara Falls Housing Authority communities and surrounding neighborhoods to spur economic growth.

Ms. Cowart stated that Phase II Groundbreaking Ceremonies for the "Beloved Community" were held on September 28, 2011 at the new Beloved Community Event Center (BCEC), 1710 Calumet Avenue, Niagara Falls.

Mrs. Cowart stated that Phase II of the revitalization will complete the rental component of the redevelopment effort envisioned in the HOPE VI plan. One hundred new apartments will be built in 54 duplex and bungalow style buildings similar in appearance to the new Phase I rental community.

Ms. Cowart asked if anyone had any further questions, comments, or concerns regarding the Mission Statement, Goals and Objectives. No questions, comments or concerns were noted.

II. Capital Improvement Budget:

Mrs. Haley distributed the Housing Authority's Capital Fund Five Year Plan. The plan included a chart depicting the funding year, work item, site and estimated cost for the work planned. Ms. Haley stated that the information is the Housing Authority's long-range plan for the money HUD provides us. The Needs Assessment is a strategy that prioritizes needs.

Ms. Cowart stated that representatives from the Maintenance and Modernization Department would be attending upcoming Resident/Management Chats at each community to obtain information for the Needs Assessment.

Mrs. Haley stated that the Maintenance and Modernization Department is still looking into the issue regarding garbage totes vs. garbage cans at the family communities. The cost of garbage totes is apx. \$125.00 each.

Ms. Cowart asked if anyone had any further questions, comments, or concerns regarding the Capital Improvement Budget. No questions, comments or concerns were noted.

III. Resident Participation Activities Subsidy:

Mrs. Barone stated that HUD provides Resident Participation funding to assist Tenant Association's with such things as educational workshops, resident council training, leadership training, safety and security workshops, empowerment initiatives, etc.

Mrs. Barone stated that the Housing Authority receives a small stipend - \$25 per occupied unit for resident activities. This dollar amount comes out to apx. \$18,000 per year. Mrs. Barone asked the resident leaders from each site to prepare a \$1,200 budget for the events/activities they would like to see at their developments. Budgets must be submitted to Mrs. Barone's attention by December 1, 2011.

Ms. Cowart asked if anyone had any further questions, comments, or concerns regarding the Resident Participation Activities Subsidy. No questions, comments or concerns were noted.

IV. Statement of Policy (Eligibility, Selection and Admissions Policy)

Mrs. Whitaker discussed the HUD databank that keeps track of public housing residents who owe a back balance. Residents who are seeking to move into public housing who owe a back balance from any housing authority will not be admitted into housing until the prior balance is paid in full. Mrs. Whitaker stated that the database must be updated every time a resident moves-in, moves-out, or is deceased.

Mrs. Whitaker stated that the occupancy department received 635 applications for housing last year.

Ms. Cowart asked if anyone had any further questions, comments, or concerns regarding the Statement of Policy. No questions, comments or concerns were noted.

V. Self-Sufficiency Programs:

Ms. Fields-Chapman discussed current programming at the Doris W. Jones Family Resource Building, which included the “Livin’ Large” and “I Can Read” after-school tutorial programs, the Universal Pre-Kindergarten program, computer instruction and job training through the NFHA SUNY ATTAIN Lab, Summer Enrichment Program, Kid’s Café, and the “Sweet Ladies” senior program.

Ms. Mallory asked if you had to be a Housing Authority resident to take part in the programming. Ms. Fields-Chapman stated that all programs are offered to the entire community and are 100% free.

Ms. Shareef stated that the Packard Court Community Center operates an after-school program for children in grades K –12. Participants are served hot meals and healthy snacks. Currently, the program has between 25 – 30 students each day. Capacity for the program is 50 students.

Ms. Shareef discussed the Advantage After-School program. In collaboration with the Niagara Falls City School District, the Advantage After-School program is held at Niagara Falls High School (3:00 pm – 6:00 pm) and LaSalle Prep School (2:30 pm – 5:30 pm), Monday through Friday. The program provides academic enrichment, homework help, healthy cooking classes, karate, yoga, dance, empowerment workshops, arts and crafts and community service activities. The program is 100% free to parents.

Mr. Dunn stated that as Service Coordinator for the Resident Opportunities for Self-Sufficiency (ROSS) grant, he is charged with assisting residents with job skills training and employment. He stated that he is available to assist any resident in need. He is also available to assist with career readiness skills, resume assistance, etc. to help eliminate any barriers that stand in the way of success.

Ms. Cowart asked if anyone had any further questions, comments, or concerns regarding the Self-Sufficiency Programs. No questions, comments or concerns were noted.

VI. Safety and Crime Prevention:

Mrs. Cowart asked attendees if they had any concerns regarding safety.

No comments were noted.

VII. Other

Ms. Cowart proudly stated that the Niagara Falls Housing Authority would celebrate its 70th Anniversary on September 2, 2012. A large community celebration will be held and each site will have their own celebration.

In celebration of Breast Cancer Awareness Month, Ms. Cowart encouraged attendees to take part in “Ladies Night Out”. Hosted by Niagara Falls Memorial Medical Center, the event features a free health and wellness expo, an extensive variety of vendors and products and services for women’s health. Attendees will also have an opportunity to meet members of Memorial Medical Center women’s healthcare team. “Ladies Night Out” will be held on Thursday, October 20, 2011 from 5:00 pm – 8:00 pm at the Four Points Sheraton, 7001 Buffalo Avenue, Niagara Falls.

Ms. Fields-Chapman stated that the Housing Authority would hold a Chinese Auction on Saturday, November 5, 2011 from 1:00 pm – 5:00 pm at the Doris W. Jones Family Resource Building, 3001 Ninth Street, Niagara Falls.

Mr. Steed stated that the Center Court Tenant Association in collaboration with the Housing Authority would sponsor a Thanksgiving Feast on Monday, November 21, 2011 at 6:00 pm at the Doris W. Jones Family Resource Building. Donations of desserts are needed.

Ms. Cowart thanks everyone for their attendance and input.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary						
PHA Name/Number Niagara Falls NY011			Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY: 2012	Work Statement for Year 2 FFY: 2013	Work Statement for Year 3 FFY : 2014	Work Statement for Year 4 FFY : 2015	Work Statement for Year 5 FFY: 2016
B.	Physical Improvements Subtotal	Annual Statement	\$ 2,383,000.	\$ 1,372,800.	\$ 5,808,081.	\$ 4,929,842.
C.	Management Improvements		75,000.	75,000	75,000	75,000
D.	PHA-Wide Non-dwelling Structures and Equipment		62,000.	73,600.	331,975.	205,200.
E.	Administration		0	0	0	0
F.	Other		0	0	0	0
G.	Operations		0	0	0	0
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		\$ 2,520,000.	\$ 1,521,400.	\$ 6,215,056.	\$ 5,210,042.
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		\$ 2,520,000.	\$1,521,400.	\$ 6,215,056.	\$5,210,042.

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

[illegible]

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year : <u>2013</u> FFY <u>2013</u>			Work Statement for Year: <u>2014</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	COCC/WH – Pave Whse Parking Lot	1	45,000.	COCC/WH – CO – Exterior Bldg. Rehab.	1	10,000.
Annual	COCC/WH- Replace Central Office Furnace	1	5,000.	COCC/WH – CO – Interior Bldg. Rehab.	1	3,000.
Statement	COCC/WH- Replace Central Office Roof	1	12,000.	COCC/WH – WH – New Phone System	1	40,600.
	NY01100005/WT – Exterior Rehab.	1	675,000.	NY01100005/WT – Expand Security Camera System	13 Floors	10,000.
	NY01100005/WT – New Apartment Entrance Doors	250	130,000.	NY01100005/WT – Replace Roof and Insulate	1	500,000.
	NY01100005/WT – Landscaping Entrance & Patio Area	1	30,000.	NY01100005/WT – Bathroom Rehabilitation – Phase I	250	393,000.
	NY01100005/WT – Rehab Elevator Controls	2	75,000.	NY01100005/WT – Replace Thermostats	500	40,000.
	NY01100005/ST – Improve H/C Entrance In 08/09 Units	40	200,000.	NY011000071/PCCC – Landscaping	1 Bldg.	20,000.
	NY01100003/ST – New Apt. Entrance Doors	182	120,000.	NY011000071/PC – Roof Replacement	32 Bldgs.	300,000.
	NY01100003/ST – Clean Ductwork Bldg. Verticals	182	210,500.	NY01100003/ST – Replace Pneumatics In Penthouse	1	20,000.
	NY01100003/ST – Entrance Canopy	1	30,000.	NY01100003/ST – Replace Incandescent Lights	182	30,000.
	NY01100003/ST – Replace Main Kitchen Drains	182	300,000.	NY01100003/ST – Renovate Vestibule Heaters	1	7,000.
	NY01100003/ST – Replace Boilers	4	135,000.	NY01100003/ST – Expand Security Camera System	15 Floors	20,000.
	NY011000072/JG/SS Install Lights Over Kitchen Sinks	225	30,000.	NY011000072/JG/SS – Masonry Repair	26 Bldgs.	80,000.
	NY011000072/JG/SS – Ceiling Fans – Living Room & Kitchen	202	60,000.	NY011000072/JG/SS – Replace Windows	26 Bldgs.	7,000.
	NY011000072/JG/SS – Replace Sewer Line	3	5,000.	NY011000072/JG/SS – Replace Siding	26 Bldgs.	12,000.
	NY011000072/JG/SS -- Pipe to Own Storm Line	182	450,000.	NY011000072/JG/SS - Seal Asphalt Areas	1	5,200.
	NY011000072/SS – Renovate Kitchen	1	7,500.	NY011000072/JG/SS FRB – Side Upper Section of Theater Area	1	23,600.
	Page 2 of 5					
	Subtotal of Estimated Cost		\$ 2,520,000.	Subtotal of Estimated Cost		\$ 1,521,400.

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year <u>2015</u> FFY <u>2015</u>			Work Statement for Year: <u>2016</u> FFY <u>2016</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	COCC/WH – Warehouse – Replace Furnace	1	6,000.	COCC/WH – WH– Fence Perimeter Replacement	1	67,500.
Annual	COCC/WH – CO – Exterior Bldg. Rehab.	1	50,000.	COCC/WH – WH– Construct Road Salt Containment Building	1	42,000.
Statement	COCC/WH – Warehouse – Pave Parking Lot	1	45,000.	COCC/WH – WH – Replace Suspended Ceiling	1	18,000.
	COCC/WH – CO – Replace Carpeting	1	55,000.	COCC/WH – CO – Paint Interior	1	9,700.
	NY01100003/ST – Exterior Building Rehab.	1	1,650,000.	COCC/WH – CO – Replace Suspended Ceiling	1	68,000.
	NY01100003/ST - Clean Ductwork – Bldg. Upper Floors and Verticals	15 Floors	170,081.	NY01100003/ST – Replace Main Kitchen Drains	182 Apts.	286,866.
	NY01100003/ST – Rehab Elevator Controls	Lot	100,000.	NY01100003/ST – Replace Roof on Maintenance Building	1	32,000.
	NY01100005/WT – Bathroom Rehabilitation – Phase II	250	1,200,000.	NY01100003/ST – Renovate Vestibule Heater	1	6,600.
	NY01100005/WT – Rehab Elevator Controls	13 Floors	100,000.	NY01100003/ST – Water Valves	13 Floors	21,571.
	NY01100005/WT – Sanitary Lateral Rehab.	1	35,000.	NY01100003/ST – Replace Zone Valves	13 Floors	41,700.
	NY01100005/WT – Conversion of Electrical Heat System	1	1,253,000.	NY01100005/WT – Fully Sprinkler Building	13 Floors	1,540,000.
	NY011000071/PC – Gutter/Downspout Replacement	33 Bldgs.	75,000.	NY01100005/WT – Replace Fire and Security Panels	13 Floors	89,000.
	NY011000071/PC – Roof Replacement	33 Bldgs.	300,000.	NY01100005/WT – Clean Ductwork – Bldg. Upper Floors and Verticals	13 Floors	200,518.
	NY011000071/PC – Interior Door Replacement	33 Bldgs.	1,000,000.	NY011000071/PC – Sidewalk Replacement	Lot	1,250,000.
	NY011000071/PCCC – Gym Rehab.	1	75,000.	NY011000071/PC – Reseal/Restripe Asphalt	Lot	274,087.
	NY011000072/JG/SS FRB – Upgrade Comm. Kitchen Ventilation	1	5,000.	NY011000072/JG/SS – Masonry Repairs	25 Bldgs.	225,000.
	NY011000072/JG/SS FRB – Interior Rehabilitation	1	60,000.	NY011000072/JG/SS – Reconstruct Window Wells and Install Glass Block Windows	25 Bldgs.	62,500.
	NY011000072/JG/SS FRB – Replace Gym Air Handler with AC Unit	1	35,975.	NY011000072/JG/SS – Sidewalk Replacement	25 Bldgs.	875,000.
				NY011000072/JG/SS – Replace Boilers	100	100,000.
	Page 3 of 5					
	Subtotal of Estimated Cost		\$ 6,215,056.	Subtotal of Estimated Cost		\$5,210,042.

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year <u>2013</u> FFY <u>2013</u>		Work Statement for Year: <u>2014</u> FFY <u>2014</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	PHA Wide – Improve Resident Skills & Abilities through Empowerment & Economic Development. Continue tenant training & self sufficiency initiatives through small business training and leadership development	5,000.	PHA Wide – Improve Resident Skills & Abilities through Empowerment & Economic Development. Continue tenant training & self sufficiency initiatives through small business training and leadership development	5,000.
Annual	PHA Wide - Staff Training & Education Programs – Increasing skills (e.g. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	10,000.	PHA Wide - Staff Training & Education Programs – Increasing skills (e.g. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	10,000.
Statement	PHA Wide - Computerization – Updating Software and Training. Increasing efficiency of the organization by providing network of computers throughout the Authority.	30,000.	PHA Wide - Computerization – Updating Software and Training. Increasing efficiency of the organization by providing network of computers throughout the Authority.	30,000.
	PHA Wide - Improve Employee Morale and Relations – Provide Workshops that encourage harmony, teamwork and respect for diversity and employee recognition programs.	5,000.	PHA Wide - Improve Employee Morale and Relations – Provide Workshops that encourage harmony, teamwork and respect for diversity and employee recognition programs.	5,000.
	PHA Wide – Improve Resident and Community Relations – Training will include understanding who our customers are and the purpose/mission of the Housing Authority	5,000.	PHA Wide – Improve Resident and Community Relations – Training will include understanding who our customers are and the purpose/mission of the Housing Authority	5,000.
	Address Marketability of Housing Authority Developments – Develop and implement marketing strategies. Develop a master plan for the Authority.	20,000.	Address Marketability of Housing Authority Developments – Develop and implement marketing strategies. Develop a master plan for the Authority.	20,000.
	Page 4 of 5			
	Subtotal of Estimated Cost	\$ 75,000.00	Subtotal of Estimated Cost	\$ 75,000.00

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

[illegible]

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Niagara Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P011-50108 (Rev. #4 - October 18, 2011) Replacement Housing Factor Grant No: Date of CFFP:				FFY of Grant: 2008 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised²	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-	-0-	-0-
2	1406 Operations (may not exceed 20% of line 21) ³	287,399.00	287,399.00	287,399.00	287,399.00
3	1408 Management Improvements	59,694.50	60,274.50	60,274.50	60,274.50
4	1410 Administration (may not exceed 10% of line 21)	143,699.00	143,699.00	143,699.00	143,699.00
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	66,689.79	33,479.79	33,479.79	29,789.79
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	-0-	-0-	-0-	-0-
10	1460 Dwelling Structures	650,477.13	650,477.13	650,477.13	650,477.13
11	1465.1 Dwelling Equipment—Nonexpendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	229,036.58	261,666.58	261,666.58	220,492.71
13	1475 Non-dwelling Equipment	-0-	-0-	-0-	-0-
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
16	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
17	1499 Development Activities ⁴	-0-	-0-	-0-	-0-

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Niagara Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P011-50108 (Revision #4 dated 10/18/11) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	-0-	-0-	-0-	-0-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-0-	-0-	-0-	-0-
19	1502 Contingency (may not exceed 8% of line 20)	-0-	-0-	-0-	-0-
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,436,996.00	1,436,996.00	1,436,996.00	1,392,132.13
21	Amount of line 20 Related to LBP Activities	-0-	-0-	-0-	-0-
22	Amount of line 20 Related to Section 504 Activities	-0-	-0-	-0-	-0-
23	Amount of line 20 Related to Security - Soft Costs	-0-	-0-	-0-	-0-
24	Amount of line 20 Related to Security - Hard Costs	-0-	-0-	-0-	-0-
25	Amount of line 20 Related to Energy Conservation Measures	-0-	-0-	-0-	-0-
Signature of Executive Director Stephanie W. Cowart Date 9/30/2011			Signature of Public Housing Director Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P011-50108 (R#4) CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	Transfer to Operating Budget	1406	Lot	287,399.00	287,399.00	287,399.00	287,399.00	100%Obl/Expend
Administration	Technical Salaries	1410.2	8% -grant	114,344.00	114,344.00	114,344.00	114,344.00	
	Employee Benefits	1410.9	2% - grant	29,355.00	29,355.00	29,355.00	29,355.00	
	1410 Sub-Total			143,699.00	143,699.00	143,699.00	143,699.00	100%Obl/Expend
NY011000072 Amp 72 Fm. Res Bldg	Non-Dwelling Roof Replacement	1470	Lot	208,305.50	208,305.50	208,305.50	208,305.50	100%Obl/Expend
NY011000005 Amp 05 WT	Non-Dwelling Structures Lobby Renovations	1470	Lot	11,777.21	11,777.21	11,777.21	11,777.21	100%Obl/Expend
NY011000003	Non-Dwelling Structures Replace Boiler	1470	Lot	8,953.87	41,583.87	41,583.87	410.00	Obl/Bal.Expended 11/2011
	1470 Sub-Total			229,036.58	261,666.58	261,666.58	220,492.71	
NY011000005 Amp 05 WT	Dwelling Structures Replace Emergency Generator	1460	Lot	63,046.13	63,046.13	63,046.13	63,046.13	
NY011000071 Amp 71 Packard Ct	Dwelling Structures - Exterior Renovations	1460	Lot	587,431.00	587,431.00	587,431.00	587,431.00	
	1460 Sub-Total			647,431.00	650,477.13	650,477.13	650,477.13	100%Obl/Expend
Fees & Costs	A/E Services	1430.1	Lot	66,689.79	33,479.79	33,479.79	29,789.79	Obl/Bal.Expended 10/2011

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P01150108(R#4) CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Mgmt. Improvements PHA Wide	Improve Resident Skills & Abilities through Empowerment & Economic Development - continue tenant training and self-sufficiency initiatives through small business training, leadership development.	1408 (01)	Lot	3,000.00	3,000.00	3,000.00	3,000.00	
	Staff Training & Education Program - increasing skills (e.g. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	1408 (02)	Lot	10,000.00	10,000.00	10,000.00	10,000.00	
	Computerization - updating software and training. Increasing efficiency by updating software and training. Increase efficiency of the organization by providing a network of computers throughout the Authority. Evaluate existing operation and provide recommendations with training.	1408 (03)	Lot	20,000.00	20,580.00	20,580.00	20,580.00	
	Improve Employee Morale & Relations - provide workshops that encourage harmony, teamwork and respect for	1408 (04)	Lot	1,694.50	1,694.50	1,694.50	1,694.50	

	diversity and employee recognition programs.							
	Improve Resident & Community Relations - training will include understanding who our customers are and the purpose/mission of the Housing Authority.	1408 (05)	Lot	5,000.00	5,000.00	5,000.00	5,000.00	
	Address Marketability of Housing Authority Developments - develop and implement marketing strategies. Develop a master plan for the Authority.	1408 (06)	Lot	20,000.00	20,000.00	20,000.00	20,000.00	
	1408 Sub-Total			59,694.50	60,274.50	60,274.50	60,274.50	100%Obl/Exp.
NY06P01150108 (R.4) Continued								

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50109 (Revision #4 effective 2/24/10) Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	- 0 -	- 0 -	-0-	-0-
2	1406 Operations (may not exceed 20% of line 21) ³	285,898.00	285,898.00	285,898.00	285,898.00
3	1408 Management Improvements	67,500.00	67,500.00	54,751.36	54,751.36
4	1410 Administration (may not exceed 10% of line 21)	142,949.00	142,949.00	142,949.00	137,156.38
5	1411 Audit	- 0 -	- 0 -	-0-	-0-
6	1415 Liquidated Damages	- 0 -	- 0 -	-0-	-0-
7	1430 Fees and Costs	30,000.00	45,000.00	33,310.21	33,310.21
8	1440 Site Acquisition	- 0 -	- 0 -	-0-	-0-
9	1450 Site Improvement	38,000.00	13,000.00	13,000.00	-0-
10	1460 Dwelling Structures	772,215.00	772,215.00	772,215.00	477,252.80
11	1465.1 Dwelling Equipment—Nonexpendable	30,000.00	40,000.00	-0-	-0-
12	1470 Non-dwelling Structures	62,928.00	62,928.00	62,928.00	62,928.00
13	1475 Non-dwelling Equipment	- 0 -	- 0 -	-0-	-0-
14	1485 Demolition	- 0 -	- 0 -	-0-	-0-
15	1492 Moving to Work Demonstration	- 0 -	- 0 -	-0-	-0-
16	1495.1 Relocation Costs	- 0 -	- 0 -	-0-	-0-
17	1499 Development Activities ⁴	- 0 -	- 0 -	-0-	-0-

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50109 (revision #4 effective 2/24/10) Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	- 0 -	- 0 -	-0-	-0-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	- 0 -	- 0 -	-0-	-0-
19	1502 Contingency (may not exceed 8% of line 20)	- 0 -	- 0 -	-0-	-0-
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,429,490.00	1,429,490.00	1,365,051.57	1,051,296.75
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	140,000.00	140,000.00		
Signature of Executive Director		Date 9/30/2011		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P011-50109 (R#4) CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	Transfer to Operating Budget	1406	Lot	285,898.00	285,898.00	285,898.00	285,898.00	Obl/Exp. Comp.
HA-Wide	Modernization Related Salaries/Benefits	1410	Lot	142,949.00	142,949.00	142,949.00	137,156.38	Obl/Exp. OnGoing
HA-Wide	In House Inspections, A/E Services	1430	Lot	30,000.00	45,000.00	33,310.21	33,310.21	Obl/Exp. OnGoing
NY06URD011I106	Soil Remediation & Site Improvements	1450	Lot	38,000.00	13,000.00	13,000.00	-0-	Obl/Exp. OnGoing
NY011000003	Replace Lobby Furniture	1465	Lot	15,000.00	20,000.00	-0-	-0-	Obl/Exp. OnGoing
NY011000005	Replace Lobby Furniture	1465	Lot	15,000.00	20,000.00	-0-	-0-	Obl/Exp. OnGoing
NY011000005	Replace Boiler	1460	Lot	40,000.00	40,000.00	40,000.00	40,000.00	Obl/Exp. Comp.
NY011000071	Exterior Renovations	1460	Lot	487,557.00	437,252.80	437,252.80	437,252.80	Obl/Exp. Comp.
NY011000071	Replace Gas Lines in Crawlspace	1460	Lot/Partial	244,658.00	294,962.20	294,962.20	-0-	Obl/Exp. OnGoing
NY011000072	Replace Roof - Family Resource Bldg.	1470	Lot	50,000.00	50,000.00	50,000.00	50,000.00	Obl/Exp. Comp.
COCC/Warehouse	Replace Roof - Warehouse	1470	Lot	12,928.00	12,928.00	12,928.00	12,928.00	Obl/Exp. Comp.
Page 3 of 5								

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P011-50109 (R#4) CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	Improve Resident Skills & Abilities through Empowerment & Economic Development - Continue tenant training and self sufficiency initiatives through small business training and leadership development.	1408	Lot	12,000.00	-0-	-0-	-0-	
HA-Wide	Staff Training & Education Program - Increasing skills (eg. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	1408	Lot	7,500.00	7,500.00	4,871.66	4,871.66	Obligation and Expenditures are On-Going for BLI 1408
HA-Wide	Computerization - Updating Software and Training. Increasing efficiency of the organization by providing network of computers throughout the Authority.	1408	Lot	20,000.00	46,490.00	46,490.00	46,490.00	
HA-Wide	Improve Employee Morale & Relations - Provide workshops that encourage harmony, teamwork and respect for diversity and employee recognition programs.	1408	Lot	5,000.00	5,000.00	756.00	756.00	
HA-Wide	Improve Resident & Community Relations - Training will include understanding who our customers are and	1408	Lot	5,000.00	5,000.00	176.84	176.84	

	the purpose/mission of the Housing Auth.							
HA-Wide	Address Marketability of Housing Authority Developments - Develop and implement marketing strategies. Develop a master plan for the Authority.	1408	Lot	18,000.00	3,510.00	2,456.86	2,456.86	
Page 4 of 5				67,500.00	67,500.00	54,751.36	54,751.36	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Niagara Falls Housing Authority				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Page 5 of 5					Obligation and Expenditure Deadlines
					In Accordance with ELOCCS System.
HA-Wide Activities	9/14/11		9/14/13		
NY011000072	9/14/11		9/14/13		
NY011000003	9/14/11		9/14/13		
NY011000005	9/14/11		9/14/13		
NY011000071	9/14/11		9/14/13		
COCC/Warehouse	9/14/11		9/14/13		
NY06URD011I106	9/14/11		9/14/13		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50110 (Note: Original Resubmitted Correcting Math Error) Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	- 0 -			
2	1406 Operations (may not exceed 20% of line 21) ³	284,936.00		284,936.00	284,936.00
3	1408 Management Improvements	75,000.00		49,948.81	49,948.81
4	1410 Administration (may not exceed 10% of line 21)	142,468.00		142,468.00	106,863.32
5	1411 Audit	- 0 -		-0-	-0-
6	1415 Liquidated Damages	- 0 -		-0-	-0-
7	1430 Fees and Costs	96,636.00		33,210.00	-0-
8	1440 Site Acquisition	- 0 -		-0-	-0-
9	1450 Site Improvement	- 0 -		-0-	-0-
10	1460 Dwelling Structures	380,000.00		380,000.00	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	-0-		-0-	-0-
12	1470 Non-dwelling Structures	445,643.00		346,037.80	-0-
13	1475 Non-dwelling Equipment	- 0 -		-0-	-0-
14	1485 Demolition	- 0 -		-0-	-0-
15	1492 Moving to Work Demonstration	- 0 -		-0-	-0-
16	1495.1 Relocation Costs	- 0 -			
17	1499 Development Activities ⁴	- 0 -			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	- 0 -		-0-	-0-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	- 0 -		-0-	-0-
19	1502 Contingency (may not exceed 8% of line 20)	- 0 -		-0-	-0-
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,424,683.00		1,236,600.61	441,748.13
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 9/30/2011		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	Transfer to Operating Budget	1406	Lot	284,936.00		284,936.00	284,936.00	Obl/Exp. Comp.
HA-Wide	Modernization Related Salaries/Benefits	1410	Lot	142,468.00		142,468.00	106,863.32	Obl/Exp.On Going
NY011000071 (Packard Court)	Replace Gas Lines in Crawlspace	1470	Lot/Partial	250,643.00		250,643.00	-0-	Quackenbush
	Insulate Crawlspace/Install Sump Pit		Lot	195,000.00		95,394.80	-0-	Obl/Exp.Ongoing
	1470 Sub Total			445,643.00		346,037.80	-0-	
NY011000071 (Packard Court)	Replace Furnaces	1460	166 Units	380,000.00		380,000.00	-0-	Quackenbush
	1460 Sub Total			380,000.00		380,000.00	-0-	Exp.On Going
HA-Wide	In House Inspections, A/E Services	1430	Lot	96,636.00		33,210.00	-0-	RobsonWoese
	1430 Sub Total			96,636.00		33,210.00	-0-	Obl/Exp.Ongoing
	Page 3 of 5							

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P011-50110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	Improve Resident Skills & Abilities thru Empowerment & Economic Development -Continue tenant training & self sufficiency initiatives through small business training & leadership development.	1408	Lot	5,000.00	1,027.50	1,027.50	1,027.50	Obl/Expend Completed
HA-Wide	Staff Training & Education Program - Increasing skills (eg. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	1408	Lot	10,000.00	13,875.41	13,875.41	13,875.41	Obl/Expend Completed
HA-Wide	Computerization - Updating Software and Training. Increasing efficiency of the organization by providing network of computers throughout the Authority.	1408	Lot	30,000.00	40,000.00	25,628.95	25,628.95	Obl/Expend ongoing
HA-Wide	Improve Employee Morale & Relations - Provide workshops that encourage harmony, teamwork & respect for diversity & employee recognition programs.	1408	Lot	5,000.00	3,972.50	-0-	-0-	Obl/Expend ongoing
HA-Wide	Improve Resident & Community Relations - Training will include understanding who our customers are and the purpose/mission of the Housing Auth.	1408	Lot	5,000.00	1,124.59	-0-	-0-	Obl/Expend ongoing
HA-Wide	Address Marketability of Housing Authority Developments - Develop and implement marketing strategies. Develop a master plan for the Authority.	1408	Lot	20,000.00	15,000.00	9,416.95	9,416.95	Obl/Expend ongoing

	Page 4 of 5			75,000.00	75,000.00	49,948.81	49,948.81	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50111 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	- 0 -			
2	1406 Operations (may not exceed 20% of line 21) ³	232,429.00		232,429.00	
3	1408 Management Improvements	75,000.00		-0-	
4	1410 Administration (may not exceed 10% of line 21)	116,214.00		116,214.00	
5	1411 Audit	- 0 -		-0-	
6	1415 Liquidated Damages	- 0 -		-0-	
7	1430 Fees and Costs	100,000.00		-0-	
8	1440 Site Acquisition	- 0 -		-0-	
9	1450 Site Improvement	- 0 -		-0-	
10	1460 Dwelling Structures	- 0 -		-0-	
11	1465.1 Dwelling Equipment—Nonexpendable	- 0 -		-0-	
12	1470 Non-dwelling Structures	638,503.00		-0-	
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50111 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2011 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	- 0 -		-0-	-0-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	- 0 -		-0-	-0-
19	1502 Contingency (may not exceed 8% of line 20)	- 0 -		-0-	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,162,146.00		348,643.00	-0-
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Stephanie W. Cowart Date 9/30/2011			Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P011-50111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	Transfer to Operating Budget	1406	Lot	232,429.00		232,429.00	-0-	(20%)
HA-Wide	Modernization Related Salaries/Benefits	1410	Lot	116,214.00		116,214.00	-0-	(10%)
NY011000072	Non-Dwelling - Roof Replacement	1470	100 Bldgs	500,000.00		-0-	-0-	Obl/Exp Ongoing
(Jordan Gardens)	Non-Dwelling - Gutter Replacement	1470	100 Bldgs	50,000.00		-0-	-0-	""
	Non-Dwelling - Downspout Replacement	1470	100 Bldgs	88,503.00		-0-	-0-	""
	1470 Sub Total			638,503.00		-0-	-0-	""
HA-Wide								
	In House Inspections, A/E Services	1430	Lot	100,000.00		-0-	-0-	""
	1430 Sub Total							
	Page 3 of 5							

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P011-50111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	Improve Resident Skills & Abilities through Empowerment & Economic Development - Continue tenant training and self sufficiency initiatives through small business training and leadership development.	1408(01)	Lot	-0-		-0-	-0-	Obl/Expend Ongoing for 1408
HA-Wide	Staff Training & Education Program - Increasing skills (eg. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	1408(02)	Lot	10,000.00		-0-	-0-	
HA-Wide	Computerization - Updating Software and Training. Increasing efficiency of the organization by providing network of computers throughout the Authority.	1408(03)	Lot	35,000.00		-0-	-0-	
HA-Wide	Improve Employee Morale & Relations - Provide workshops that encourage harmony, teamwork and respect for diversity and employee recognition programs.	1408(04)	Lot	5,000.00		-0-	-0-	
HA-Wide	Improve Resident & Community Relations - Training will include understanding who our customers are and the purpose/mission of the Housing Auth.	1408(05)	Lot	5,000.00		-0-	-0-	
HA-Wide	Address Marketability of Housing Authority Developments - Develop and	1408(06)	Lot	20,000.00		-0-	-0-	

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¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50112 (DRAFT) Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2012 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	- 0 -			
2	1406 Operations (may not exceed 20% of line 21) ³	232,429.00			
3	1408 Management Improvements	75,000.00			
4	1410 Administration (may not exceed 10% of line 21)	116,214.00			
5	1411 Audit	- 0 -			
6	1415 Liquidated Damages	- 0 -			
7	1430 Fees and Costs	100,000.00			
8	1440 Site Acquisition	- 0 -			
9	1450 Site Improvement	- 0 -			
10	1460 Dwelling Structures	148,503.00			
11	1465.1 Dwelling Equipment—Nonexpendable	-0-			
12	1470 Non-dwelling Structures	490,000.00			
13	1475 Non-dwelling Equipment	-0-			
14	1485 Demolition	-0-			
15	1492 Moving to Work Demonstration	-0-			
16	1495.1 Relocation Costs	-0-			
17	1499 Development Activities ⁴	-0-			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50112 (DRAFT) Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2012 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	- 0 -			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	- 0 -			
19	1502 Contingency (may not exceed 8% of line 20)	- 0 -			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,162,146.00	(2011 Amount)		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Stephanie W. Cowart Date			Signature of Public Housing Director Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50112 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	Transfer to Operating Budget	1406	Lot	232,429.00				(20%)
HA-Wide	Modernization Related Salaries/Benefits	1410	Lot	116,214.00				(10%)
NY011000072	Storm Line Rehabilitation	1470	25	490,000.00				
(Jordan Gardens)	Pipe Downspouts to Own Storm Line		Buildings					
	1470 Sub Total			490,000.00				
NY011000005	Bathroom Renovations (phase I)	1460	250 Units	148,503.00				
(Wrobel Towers)	1460 Sub Total			148,503.00				
HA-Wide	In House Inspections, A/E Services	1430	Lot	100,000.00				
	1430 Sub Total							

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50112 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	Improve Resident Skills & Abilities through Empowerment & Economic Development - Continue tenant training and self sufficiency initiatives through small business training and leadership development.	1408	Lot	15,000.00				
HA-Wide	Staff Training & Education Program - Increasing skills (eg. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	1408	Lot	10,000.00				
HA-Wide	Computerization - Updating Software and Training. Increasing efficiency of the organization by providing network of computers throughout the Authority.	1408	Lot	20,000.00				
HA-Wide	Improve Employee Morale & Relations - Provide workshops that encourage harmony, teamwork and respect for diversity and employee recognition programs.	1408	Lot	5,000.00				
HA-Wide	Improve Resident & Community Relations - Training will include understanding who our customers are and the purpose/mission of the Housing Auth.	1408	Lot	5,000.00				
HA-Wide	Address Marketability of Housing Authority Developments - Develop and	1408	Lot	20,000.00				

[illegible]

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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NIAGARA FALLS HOUSING AUTHORITY VIOLENCE AGAINST WOMEN ACT AMENDMENTS POLICY

The Violence Against Women Act (VAWA) Amendment of 2005, requires the PHA to describe any goals, objectives, policies or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

1. The Niagara Falls Housing Authority supports the goals of the VAWA Amendments and will comply with its requirements.
2. The Niagara Falls Housing Authority will continue to administer its housing programs in ways that support and protect residents and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.
3. The Niagara Falls Housing Authority will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.
4. The Niagara Falls Housing Authority will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.
5. The Niagara Falls Housing Authority may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
6. The Niagara Falls Housing Authority may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy or occupancy rights if the tenant or any immediate member of the tenant's family is the victim or threatened victim of that abuse.
7. The Niagara Falls Housing Authority may request in writing that the victim, or family member on the victim's behalf, certifying that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD 91006, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA.

Niagara Falls Housing Authority ~ Statement of Progress

- Goal One: Manage the Niagara Falls Housing Authority's existing public housing program in an efficient and effective manner thereby achieving the high performer status.
- Status: The Niagara Falls Housing Authority is designated a standard performer by our recent PHAS score. We continue to address training needs of our staff as necessary.
- Goal Two: Provide a safe and secure environment in all Niagara Falls Housing Authority's communities.
- Status: The Housing Authority meets with the Niagara Falls Police Department on a monthly basis and with residents to proactively address safety concerns in our communities. We are also the lead agency in Operation Weed and Seed, a U.S. Department of Justice community-based initiative which is an innovative and comprehensive multi-agency approach to law enforcement, crime prevention and community revitalization.
- Goal Three: Enhance the marketability of Niagara Falls Housing Authority communities.
- Status: The Housing Authority adheres to the letter of our objectives for this goal. We have been awarded HOPE VI funding to address major issues within our communities.
- Goal Four: Enhance the image of Niagara Falls Housing Authority communities.
- Status: The Housing Authority submits news releases regarding our many positive initiatives which are printed or available on local access stations.
- Goal Five: Improve access for residents to services that support quality of life and improve economic opportunity (self-sufficiency).
- Status: The Niagara Falls Housing Authority provides training opportunities for residents and their leadership. The Family Resource Building's utilization rate has increased and the Packard Court Community Center is open and fully operational. Our Resident Opportunities Self Sufficiency (ROSS) Grant will greatly assist in meeting this goal.

Civil Rights Certification

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011**Civil Rights Certification****Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

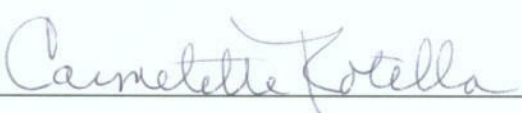
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Niagara Falls Housing Authority

NY011

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official Carmelette Rotella	Title Chairman
Signature 	Date 12/13/2011

form HUD-50077-CR (1/2009)

OMB Approval No. 2577-0226

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Robert J. Antonucci the Director of Community Development certify that the Five Year and Annual PHA Plan of the Niagara Falls Housing Authority is consistent with the Consolidated Plan of City of Niagara Falls, New York prepared pursuant to 24 CFR Part 91.

 11/1/11

Signed / Dated by Appropriate State or Local Official